

**ZONING COMMISSION  
PUBLIC HEARINGS  
November 19, 2014**

William Stopper opened the Public Hearing with the following in attendance:

**MEMBERS:**

William Stopper, Chair  
Sally Brouillet, Vice Chair  
Richard Cool  
April Slauson, Secretary  
Kathy Donovan  
Matthew DeBarber, Alternate, Absent  
Neil Mascola, Alternate, Absent  
Wendy Fowler, Alternate

**OTHERS:**

Wayne Zirolli, Borough Engineer  
Sue Goggin, AZEO  
  
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**6:15 P.M. PUBLIC HEARING** – for special permit for removal of oil tanks and proposed propane facility at 406 Rubber Avenue, Applicant: Thurston Energy

Carl LeFevre, representing Thurston Energy, said they are proposing to take down their oil tanks and install a 30,000 gallon propane tank. Bill asked if there are any other changes to the property. Carl said there are no other changes. Sally said she would like to see a colored rendering of what it is going to look like when it is complete, showing sidewalks and landscaping. Scott Meyers, Meyers Associates, said they have no plan for sidewalks or landscaping. Sally said they are required in the regulations for the RADD. She also said the planter that holds the sign will need to be repaired. There was a discussion over sidewalks in the area and what is required. Wayne said that the public works department has applied for a grant to re-do the stoplight at Hoadley Street and Melbourne Street. He said the State of Connecticut will require improvements such as crosswalks and upgraded sidewalks, which would at least partially impact this project. Wayne had suggested to Mr. Meyers that they sit down with Jim Stewart and see how Thurston's application affects public works' project and how they can work together. Mr. Meyers said they plan on meeting with Mr. Stewart and Mr. Zirolli to discuss. He noted that the public hearing cannot close tonight because they do not have approval from wetlands. There was a discussion over what is being proposed and the dimensions of the current and proposed tanks. Wayne said he will schedule a meeting before the next zoning meeting. Bill asked what the vacant space will be used for. Carl said it will be left empty and maybe used to store new and used propane tanks. Sally asked if it will be enclosed. Carl said the propane tanks will be enclosed. Bill said they will extend the public hearing until December 17, 2014 at 6:15 P.M. Bill said hopefully they will have more information for that meeting. Kathleen asked Scott Meyers about the special permit checklist that he filled out. Scott explained that the items that are noted N/A do not apply to this project. Bill asked about the time frame for the work. Carl said they would like to begin as soon as possible. He said it will only take a day to take the oil tanks down and about 2 weeks to build the new propane tank.

The public hearing was continued to December 17, 2014 at 6:15 P.M.

**6:30 P.M. PUBLIC HEARING** – for special permit for converting an office into an apartment at 174 Meadow Street, Applicant: 174 Meadow Street, LLC

Gary Giordano, P.E., L.S., turned in to staff their certified mailings to the abutting property owners. He said they have all of their approvals except for WPCA which will meet the following night. Kathy asked about the current layout of the property and what is being proposed. She asked if there will be business conducted there. Mr. Giordano confirmed that it will be only residential use. He showed the commission the floor plan. Ken Healy, representing 174 Meadow Street, LLC, explained the proposed floor plan for the new apartment to the commission. Sally asked if the parking is okay. Sue confirmed that three parking spaces per apartment are required. They are showing 12 on the plan. There was no public comment. There was no further discussion. Bill Stopper closed the public hearing.

**6:45 P.M. CONTINUED PUBLIC HEARING** – for special permit for two interior lots located on Field Street, Applicant: Anderson Mills, LLC

Attorney McVerry, office at 35 Porter Avenue, Naugatuck, said he was there representing the applicant, Anderson Mills, LLC. He said they were there with an application for two interior lots, which is part of an 11 lot subdivision. He explained that there was some concern by a neighbor that there may be a vernal pool on the property. Mr. Pietras, a soil scientist, inspected the site as well as took soil samples, which showed no evidence of a vernal pool. Attorney McVerry showed the commission a map and explained the project in further detail. Sue said the wetlands chair had asked that a condition be made that the wetlands be reflagged prior to any development. Attorney Mc very said that would not be a problem. Sally asked who would review the grading. Wayne said it will be addressed with the subdivision application. Kathleen expressed concern over the long driveways and how it may be difficult to get out into traffic on Field Street. Attorney McVerry said they have had site line evaluations and they also have a site line easement. The Police Commission reviewed it and had no issue with traffic. Sally asked about the storm drains. Wayne said that will also get looked at during the subdivision application. Bill asked for public comment.

Mike Bronko, 34 Fairfield Court, asked Sue Goggin to repeat what she had said about the wetlands earlier. Sue said that the wetlands chair had asked that the wetlands be reflagged before any development began. Mr. Bronko said that was going to be one of his requests. Another request was that prior to any development, that the adjacent property's boundary lines, as well as the subdivision be staked. Wayne said the property markers are staked as each lot is given a CO, not prior to development. Mr. Bronko showed the commission on a map where he is concerned about. Attorney McVerry showed Mr. Bronko that the wetlands run pretty much all along the back of those property owners on Fairfield Court. Bill said that lots 1 & 2 border property on Fairfield Court. Attorney McVerry said there are pins in place. There was no further public comment. Bill closed the public hearing.

**NAUGATUCK ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 19, 2014**

William Stopper opened the meeting with the following in attendance:

**MEMBERS:**

William Stopper, Chair  
Sally Brouillet, Vice Chair  
Richard Cool  
Kathy Donovan  
April Slauson, Secretary  
Matthew DeBarber, Alternate, Absent  
Neil Mascola, Alternate, Absent  
Wendy Fowler, Alternate

**OTHERS:**

Wayne Zirolli, Borough Engineer  
Sue Goggin, AZEO  
Public - 2

1. At 6:00 P.M., Bill Stopper opened the meeting with the Pledge of Allegiance and then took attendance and noted there was a quorum.
2. Executive session with the Borough Attorney and the Zoning Commission.  
There was no executive session.
3. Approval of the September 17, 2014, September 24, 2014 and October 15, 2014 Meeting Minutes and the November 1, 2014 Site Walk Minutes. The secretary will sign previously approved minutes.

**VOTED:** Unanimously on a motion by Kathleen Donovan and seconded by April Slauson to **APPROVE** the September 17, 2014, September 24, 2014 and October 15, 2014 Meeting Minutes as written.

**VOTED:** Unanimously on a motion by Kathleen Donovan and seconded by Sally Brouillet to **APPROVE** the November 1, 2014 Site Walk Minutes with changes.

4. **OLD BUSINESS:**

- A. Commission discussion/decision regarding special permit for two interior lots located on Field Street, Applicant: Anderson Mills, LLC

**VOTED:** Unanimously on a motion by Sally Brouillet and seconded by Kathleen Donovan to **APPROVE** the special permit for two interior lots on Field Street with the provision that the wetlands area be re-flagged.

The meeting recessed at 7:25 P.M.  
The meeting reconvened at 7:35 P.M.

- B. Commission set effective date of zone change for property located at 46, 48 Prospect Street and 0 Golden Hill Street which was approved on March 19, 2014. (Effective date can be set for May 1, 2014.)

Sue explained that the commission never set an effective date for the zone change on Prospect Street and Golden Hill Street when they originally approved

it in March. She said Attorney Fitzpatrick advised her that the commission could set an effective date for about 45 days after the vote. He suggested that they set the effective date for May 1, 2014.

**VOTED:** Unanimously on a motion by April Slauson and seconded by Kathleen Donovan to **SET** an effective date of May 1, 2014 for a zone change for 46, 48 Prospect Street and 0 Golden Hill Street.

- C. Commission discussion with Borough Attorney regarding approved activities for Capital Quarry.

Sue said there was a meeting at the Borough Attorney's office to discuss this matter. The consultants had prepared a timeline. Attorney Fitzpatrick asked Wayne to print topographical maps and compare them to what's been done over the years. Sue said Attorney Fitzpatrick asked her to go out to the site to look at the trucks coming and going and see what they may be carrying. She said she had been out there 4 different times and have not seen one truck coming or going. April commented that someone had said the trucks were going through there very early in the morning. Bill said there was mention of minutes from 2008 with an approval. This will be continued to the December 17<sup>th</sup> meeting.

## 5. NEW BUSINESS

- A. Commission discussion/decision regarding special permit for removal of oil tanks and proposed propane facility at 406 Rubber Avenue, Applicant: Thurston Energy

There was no further discussion.

- B. Commission discussion/decision regarding a special permit for converting an office into an apartment at 174 Meadow Street, Applicant: 174 Meadow Street LLC

**VOTED:** Unanimously on a motion by Sally Brouillet and seconded by Kathleen Donovan to **APPROVE** the special permit for 174 Meadow Street to convert and office to an apartment.

- C. Commission discussion/decision regarding a site plan application for a proposed parking lot at an existing residential/office building located at 266 Church Street, Applicant: Earl Lindgren

Earl Lindgren, 26 Church Street, said he has occupied the building since 1981. He said at that time, off-street parking was not required. In anticipation of someday when he sells the building, he would like to take the steps necessary to get approval for a driveway and parking for any future owner of the building. He said he could get at least 7 parking spaces in the back of his property, but is proposing 5 parking spaces. He showed them a drawing of what he is proposing. Mr. Lindgren said he has been parking next door at the insurance company's lot, but then they decided to begin charging him to park. There was a discussion over how long a site plan approval is valid for. Wayne commented that if the

driveway is paved, there should be drainage installed, but if it is gravel, no drainage would be needed.

**VOTED:** Unanimously on a motion by Kathleen Donovan and seconded by April Slauson to **APPROVE** the site plan for a proposed parking lot at 266 Church Street with the provision that if the driveway is paved, it will need approved drainage installed and if it is left gravel, it will not need drainage.

**D.** Commission review/approval of 2015 Meeting Schedule.

**VOTED:** Unanimously on a motion by Kathleen Donovan and seconded by April Slauson to **APPROVE** the 2015 Meeting Schedule as written.

**E.** Additional items require a 2/3 vote of the Commission.

**VOTED:** Unanimously on a motion by Kathleen Donovan and seconded by April Slauson to **APPROVE** adding to the December 17, 2014 agenda discussion on revisions to the zoning regulations regarding decks and pools.

**VOTED:** Unanimously on a motion by April Slauson and seconded by Sally Brouillet to **ADD** to the agenda discussion on the Naugatuck High School renovation.

Sue explained that a proposal was brought to the Land Use office. The applicant would like to put a storage shed outside near the ball fields. They would like to use it for storage of band and sports equipment. The commission does not want to see an ugly metal shed. The commission would like to see what the dimensions and the colors they are proposing.

The second proposal is if the borough buys the houses in front of the school, they would like the commission's thoughts on putting a parking area in that location. The commission indicated that they were open to seeing a new plan showing the parking area with landscaping, fencing, sidewalks.

**6.** Chairman Report

**7.** ZEO Report  
There was none.

**8.** Public Comment  
There was none.

**9.** Adjournment

**VOTED:** Unanimously on a motion by Kathleen Donovan and seconded by April Slauson to **ADJOURN** the meeting at 8:06 PM.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/sg